

# HOME



**Chelmsford**  
**£425,000**  
**3-bed detached house**

## St James Park

An excellent opportunity for first time buyers, this detached family home is conveniently positioned at the end of a no through road and has no onward chain! Inside, there is an entrance hall with stairs leading to the first floor, cloakroom/wc, lounge/diner with window to front and patio doors to the rear garden, kitchen and utility room all to the ground floor.

To the first floor, there are three double bedrooms and a shower room with white suite. Outside, the home enjoys an enclosed rear garden with detached garage and driveway providing off road parking. Further benefits to this home include TRIPLE GLAZED WINDOWS, a gas fired central heating system via radiators and is offered for sale with no onward chain!

St James Park is a no through road located on the west side of Chelmsford, just off Chignal Road. Its is 1.2 miles walking distance of the train station with direct links to London's Liverpool Street and Chelmsford's City centre. There is a local parade of shops on Trent Road and Melbourne Avenue catering for your everyday needs, and various parks and open spaces as well as primary schooling all just a short walk away. The neighbouring area of Newlands Spring also has pre and primary school and a Morrisons superstore. Admirals Park which links to central park and has walkways through to Writtle is 0.5 miles walking distance.

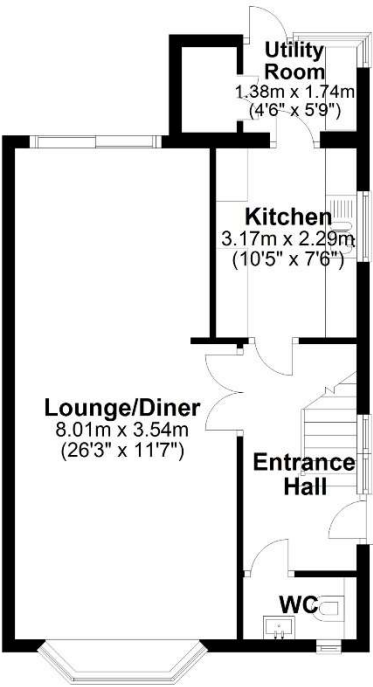
**Chelmsford**  
**11 Duke Street**  
**Essex CM1 1HL**

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[thehomepartnership.co.uk](http://thehomepartnership.co.uk)

Floor Plans

Ground Floor

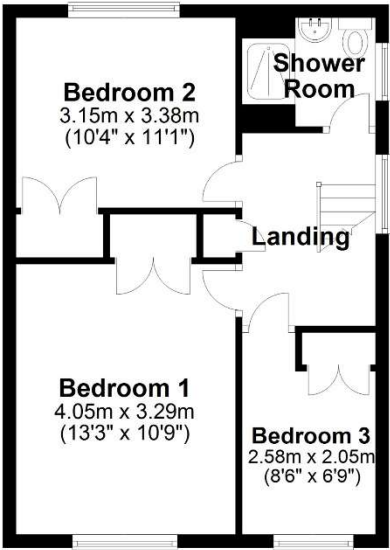


APPROX INTERNAL FLOOR AREA  
48 SQ M 511 SQ FT  
TOTAL APPROX INTERNAL FLOOR AREA  
91 SQ M 970 SQ FT  
This plan is for layout guidance only and is  
**NOT TO SCALE**  
Whilst every care is taken in the preparation  
of this plan, please check all dimensions,  
shapes & compass bearings before making  
any decisions reliant upon them.

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First Floor



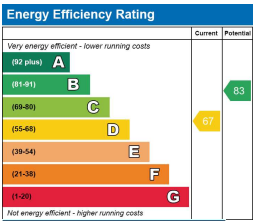
APPROX INTERNAL FLOOR AREA  
43 SQ M 459 SQ FT  
TOTAL APPROX INTERNAL FLOOR AREA  
91 SQ M 970 SQ FT  
This plan is for layout guidance only and is  
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Features

- No onward chain!
- 1.2 mile walk to Chelmsford station
- No through road
- Driveway to front & garage
- Three good sized bedrooms
- Perfect first time purchase
- Short distance to Admirals Park
- Nearby to local pubs/restaurants
- Triple glazed windows
- Excellent A12 access via Three Mile Hill

EPC Rating



The Nitty Gritty

Agents Note - This property has previously experienced subsidence; however, remedial works were professionally carried out and the issue has been fully resolved, with no further movement since. A Certificate of Structural Adequacy has been issued and is available on file for peace of mind.

Tenure: Freehold

Band D is the Council Tax band for this property and the annual council tax bill is £2,084.49.

As an integral part of the community, we've gotten to know the best professionals for the job. If we recommend one to you, it will be in good faith that they'll make the process as smooth as can be. Please be aware that a small number of the parties we recommend (certainly not the majority) may on occasion pay us a referral fee up to £200. You are under no obligation to use a third party we have recommended.

Should you successfully have an offer accepted on a property of ours and proceed to purchase it there is an administration charge of £30 inc. VAT per person (non-refundable) to complete our Anti Money Laundering Identity checks.

